

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

That BRGWJP, LP, A TEXAS LIMITED PARTNERSHIP

Grantor(s), of the County of HARRIS and State of TEXAS for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the Grantee(s) herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

LA CANTERA HOSPITALITY INC.

Grantee(s), whose mailing address is: 5031 BRIARSTONE LANE, City of SUGAR LAND, County of FORT BEND and State of TEXAS, all of the following described real property in Bexar County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all of the rights, titles, appurtenances and hereditaments thereto.

This conveyance is made and accepted subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the county aforesaid.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the 11 day of JANUARY, 2006.

BRGWJP, LP, A TEXAS LIMITED PARTNERSHIP

FILED FOR RECORD
8:00 AM

JAN 17 2006

Conroy B. Johnson

By: 

Name: _____

Title: _____



4030935
01/17/06

Z-2021-10700062
EZRD

11/17/2006 10:00 AM

Z-2021-1070062
EZRD

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on JANUARY 11, 2006,
by Richard P. Klein, President of Yeomans Realty, Inc., General Partner of BRGWJP,
LP, a Texas limited partnership, on behalf of said partnership.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Return To: 05000296
VERITAS TITLE PARTNERS
2415 W. ALABAMA, Ste. 203
HOUSTON, TX 77098

RR 016-72-1119

TRACT I:

BEING 4.43 ACRES OF A CALLED 4.435 ACRE TRACT RECORDED IN VOLUME 5445, PAGE 739 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF NEW CITY BLOCK 14859 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED AS BEING OUT OF THE JOSE M. PEREZ SURVEY NO. 436, ABSTRACT NO. 593, AND BEING OUT OF THAT CERTAIN CHARLES A. KUPER TRACT 300 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 6423, PAGE 23, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 4.43 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF CHARLES ANDERSON LOOP, FM 1604, ALSO BEING THE SOUTHWEST CORNER OF LOT 22 AS SHOWN ON PLAT OF GECU SUBDIVISION, UNIT 1 RECORDED IN VOLUME 8200 PAGE 239 OF THE PLAT RECORDS OF

BEXAR COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 82° 34' 20" WEST, A DISTANCE OF 358.06 FEET UPON THE NORTH RIGHT-OF-WAY LINE OF FM 1604 TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 07° 22' 18" WEST, A DISTANCE OF 240.22 FEET UPON THE WEST LINE OF SAID 4.435 ACRE TRACT SAME BEING THE EAST LINE OF THE 0.421 ACRE TRACT RECORDED IN VOLUME 1638, PAGE 744 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF A 15 FOOT SANITARY SEWER EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 7700, PAGES 6-8 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH 46° 33' 28" EAST, A DISTANCE OF 163.23 FEET UPON THE SOUTH LINE OF SAID EASEMENT TO A FOUND 1/2" IRON ROD FOR ANGLE POINT;

THENCE NORTH 47° 32' 19" EAST, A DISTANCE OF 498.30 FEET UPON THE SOUTH LINE OF SAID EASEMENT TO A FOUND 1/2" IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY OF CHASE HILL BLVD. A 60 FOOT RIGHT-OF-WAY AS SHOWN ON PLAT RECORDED IN VOLUME 7700, PAGES 6-8 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 46° 51' 29" EAST, A DISTANCE OF 47.06 FEET UPON THE SOUTHWEST RIGHT-OF-WAY OF CHASE HILL BLVD. TO A FOUND 1/2" IRON ROD FOR A POINT OF CURVATURE;

THENCE UPON THE SOUTHWEST RIGHT-OF-WAY LINE OF CHASE HILL BLVD. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 40° 34' 42" AND AN ARC LENGTH OF 262.04 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 23;

THENCE SOUTH 82° 33' 20" WEST, A DISTANCE OF 296.33 FEET UPON THE NORTH LINE OF SAID LOT 22 TO A FOUND TACK IN LEAD PLUG FOR THE NORTHWEST CORNER OF SAID LOT 22 AND AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 07° 36' 22" EAST, A DISTANCE OF 343.06 FEET UPON THE WEST LINE OF SAID LOT 22 TO THE POINT OF BEGINNING AND CONTAINING 4.43 ACRES OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TRACT II:

BEING 0.03 ACRES OF LAND OUT OF LOT 22, G.E.C.U. SUBDIVISION UNIT 1 AS RECORDED IN VOLUME 8200, PAGE 239 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF NCB 14859 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET TACK IN A LEAD PLUG FOR THE NORTHWEST CORNER OF THIS TRACT SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 22 AND AN INTERIOR ANGLE POINT OF A 4.43 ACRE TRACT AS RECORDED IN VOLUME 5445, PAGE 739 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH 82° 34' 20" EAST, DISTANCE OF 60.00 FEET TO SET A 1/2" IRON ROD WITH YELLOW "ACES" CAP FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 48° 52' 00" WEST, A DISTANCE OF 72.08 FEET TO A SET 1/2" IRON ROD WITH YELLOW "ACES" CAP FOR THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 07° 28' 40" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES OF LAND MORE OR LESS IN BEXAR COUNTY, TEXAS.

Any person whose name is included on this plat, or one of the described lots, who is not a party to this instrument, is notified that this instrument is not a deed and is not a conveyance of real property under Federal law. I hereby certify that this instrument was filed in the Public Records of Bexar County, Texas on the date and at the time stated and is a true and correct copy of the original instrument as recorded in the Official Public Records of Bexar County, Texas on:

FEB 23 2006



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20060041391 Fee: \$24.00
02/23/2006 4:09PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Z-2021-10700062
EZRD